



**3 Vine Buildings, Pall Mall, Nantwich CW5 5BN**

**CHESHIRE  
LAMONT**

A most charming two bedroom period cottage situated in the historic Pall Mall close to the town centre providing accommodation of immense character benefiting from a parking area to the front. Offered with NO CHAIN for early completion. Viewing recommended.

- A simply charming two bedroom period cottage
- Situated in a highly regarded position close to the town centre
- Benefiting from a parking area to the front
- Open plan bow fronted lounge and dining area with a wealth of original beams and an exposed Cheshire brick fireplace
- Kitchen and ground floor shower room
- Two first floor bedrooms
- A truly delightful property full of character
- NO CHAIN
- Viewing recommended

#### Agents Remarks

This charming period cottage nestles in a wonderful, tranquil situation upon Pall Mall, a highly regarded street within the historic town centre and offers accommodation of immense character. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A paved parking area stands to the front of the property and leads to a quarry tile step to a painted wooden door allowing access to:



**Open Plan Lounge and Dining Area 21' 6" x 12' 0" (6.56m x 3.66m)**

**Lounge Area**

With a sectional glazed bow window to front elevation incorporating window seat with cupboards to either side, radiator, wood effect plank flooring, Cheshire brick fireplace within chimney breast upon quarry tile hearth incorporating wrought iron dog grate, recessed ceiling lighting, shelving, range of original exposed beams and open access to:

**Dining Area**

With wood effect plank flooring, original exposed beams, exposed Cheshire brick feature walling, radiator, under stairs cupboard, recessed ceiling lighting, stairs ascending to first floor, stable door with window to side overlooking rear elevation and a sectional glazed door leads to:

**Kitchen**

With a range of shaker style base and wall mounted units, integrated wine rack, display shelving, built-in electric oven, four ring gas hob with filter canopy over, single drainer sink with mixer tap, uPVC double glazed box bay window to side elevation, Velux rooflight, part tiled walls, recessed ceiling lighting, radiator, ceiling beams, tiled flooring, plumbing for washing machine and an exposed pine door leads to:

**Shower Room 4' 7" x 6' 3" (1.4m x 1.9m)**

With enclosed shower cubicle, WC, pedestal wash basin, Velux window, uPVC double glazed window, tiled walls, tiled flooring, extractor fan and radiator.

**First Floor Landing**

With a pine door to:

Bedroom One 11' 5" x 12' 0" (3.49m x 3.66m)

With a sectional glazed window to front elevation, access to loft space, radiator and a range of built-in cupboards and shelving.

**Bedroom Two 9' 9" x 9' 0" (2.97m x 2.74m)**

With a window to rear elevation, radiator, and an over-stairs cupboard incorporating a Glow Worm gas fired central heating boiler.

**Externally**

A paved path at the rear of the property allows shared bin access from the rear to the front.

**Tenure**

Freehold.



## Services

All main services are connected (not tested by Cheshire Lamont).

## Viewings

Strictly by appointment only via Cheshire Lamont.

## Directions

From the town centre (by foot) continue along Pillory Street and take the last left turning onto Pall Mall where the property is located on the left hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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